



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

✓ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175

□ IMPACT FEE SECTION
(786) 315-2670 • SUITE 145

□ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

December 11, 2002

W. Tucker Gibbs, Esq.
Gibbs & Wiss
215 Grand Avenue
P.O. Box 1050
Coconut Grove, Florida 33133

Re: 12110 S.W. 248th Street

Dear Mr. Gibbs:

This is in response to your inquiry in which you have requested zoning confirmation on whether the re-zoning of the subject property would render the existing agricultural use on the site a legal non-conforming use.

This letter shall confirm that the property is currently zoned AU (Agricultural District) and if the property was to be re-zoned, the existing and continued agricultural use on the site would be permitted as a legally non-conforming use. However, should the existing agricultural use be discontinued or abandoned, subsequent to the re-zoning of the property, the agricultural use shall only be permitted to be re-established after an approval through the zoning public hearing process.

Should you need additional zoning information, please contact Mr. Damon Holness, Supervisor for the Zoning Information Section at (305) 375-1808.

Sincerely,

A handwritten signature in cursive script, reading "Alberto J. Torres".

Alberto J. Torres
Assistant Director for Zoning

AJT/dah

Cc: Damon Holness, Supervisor
Zoning Information Section